| 061.0 | 0001 | 0004.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,852,400 / 1,852,400 |
| | | | | | USE VALUE: | 1,852,400 / 1,852,400 |
| | | | | | ASSESSED: | 1,852,400 / 1,852,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 0 | LOT | LOWELL ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | TOWN OF ARLINGTON PARK |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 730 MASS AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Cntry: | |
| Own Occ: | N |
| Postal: | 02476 |
| Type: | |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | |
| Cntry: | |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 925,214 Sq. Ft. of land mainly classified as Municipal with a Yard Items Building built about 1940, having primarily N/A Exterior and Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 903 | 925214.400 | 24,200 | | 1,828,200 | 1,852,400 |
| Total Card | 21.240 | 24,200 | | 1,828,200 | 1,852,400 |
| Total Parcel | 21.240 | 24,200 | | 1,828,200 | 1,852,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 40324 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 061.0-0001-0004.0

!5308!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 903 | FV | 24,200 | 0 | 925,214.375 | 1,828,200 | 1,852,400 | 1,852,400 | Year End Roll | 12/18/2019 |
| 2019 | 903 | FV | 17,300 | 0 | 925,214.375 | 1,806,400 | 1,823,700 | 1,823,700 | Year End Roll | 1/3/2019 |
| 2018 | 903 | FV | 17,300 | 0 | 925,214.375 | 1,457,900 | 1,475,200 | 1,475,200 | Year End Roll | 12/20/2017 |
| 2017 | 903 | FV | 17,300 | 0 | 925,214.375 | 1,392,600 | 1,409,900 | 1,409,900 | Year End Roll | 1/3/2017 |
| 2016 | 903 | FV | 17,300 | 0 | 925,214.375 | 1,305,500 | 1,322,800 | 1,322,800 | Year End | 1/4/2016 |
| 2015 | 903 | FV | 17,300 | 0 | 925,214.375 | 1,240,100 | 1,257,400 | 1,257,400 | Year End Roll | 12/11/2014 |
| 2014 | 903 | FV | 17,300 | 0 | 925,214.375 | 1,166,100 | 1,183,400 | 1,183,400 | Year End Roll | 12/16/2013 |
| 2013 | 903 | FV | 17,300 | 0 | 925,214.375 | 1,166,100 | 1,183,400 | 1,183,400 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 20:12:57 |

## LAST REV

| Date | Time |
|---|---|
| 10/04/16 | 09:29:56 |
| ekelly | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 40324 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5308

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 01-01 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/3/2015 | 1260 | Temp Ten | | | 9/3/2015 | | | Strip and re-roof. |
| 9/4/2014 | 1123 | Temp Ten | 2,300 | | 9/4/2014 | | | Erect a temp tent |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 1/1/1919 | | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 903 | Municipal | | 43560 | | Sq. Ft. | Site | | 0 | 70. | 0.50 | 6 | | | | | | | | | 1,524,600 | | | | | | 1,524,600 | |
| 903 | Municipal | | 20.24 | | Acres | Site | | 0 | 15,000. | 1.00 | 6 | | | | | | | | | 303,600 | | | | | | 303,600 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 21.24000 | Total SF/SM: | 925214 | Parcel LUC: | 903 | Municipal | Prime NB Desc: | ARLINGTON | Total: 1,828,200 | Spl Credit | Total: 1,828,200 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 94 - Yard Items | | |
| Sty Ht: | | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | | | |
| Frame: | | | |
| Prime Wall: | | | |
| Sec Wall: | | | % |
| Roof Struct: | | | |
| Roof Cover: | | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1940 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | 10 | | |
| Prim Int Wall | 6 - Average | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | | | |
| Heat Type: | 8 - None | | |
| # Heat Sys: | | | |
| % Heated: | | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 0.00 |
| Size Adj.: | 1.00000000 |
| Const Adj.: | 0.91199994 |
| Adj $ / SQ: | 0.000 |
| Other Features: | 35000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 35000 |
| Depreciation: | 10850 |
| Depreciated Total: | 24150 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | | # Units: | |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | | BRs: | | Baths: | | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| | | | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 0.00 |
| Special Features: | 0 | Val/Su Net: | |
| Final Total: | 24200 | Val/Su SzAd | |

## SKETCH

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| Net Sketched Area: | | Total: | |
|---|---|---|---|
| Size Ad | | Gross Are | FinArea |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

061.0-0001-0004.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|